

LEONARD SPRINGS 2nd ADD.

Upon written permission of the Engineer, systems composed entirely of mechanical joints may be back-filled prior to testing, it being understood that the Contractor assumes the risk of re-excavating to the pipe in the event the system fails to meet the requirements of the pressure test.

Depending on traffic conditions, public hazard, or other reasons, the Engineer may direct when tests of completed sections of mains shall be made, and he may order such tests to be made in relatively short sections in order that hazardous sections may be backfilled promptly.

VALVE BOXES Valve boxes shall be provided for all buried valves unless they are houses in valve chambers. Valve boxes shall be made of good quality cast iron and shall be of the sectional type. The lower section shall be a minimum of five (5) inches in diameter, enlarged to fit around the bonnet of the valve if a two section box is used, or to fit a circular or oval base section if a three section box is used. The upper section shall be arranged to slide or screw down over the adjoining lower section, and shall be full diameter throughout. Valve boxes shall be provided with cast iron lids or covers. Lids or covers shall be marked for the service for which the valve is used, such as "Water", "Gas", etc. The over-all length of valve boxes shall be sufficient to permit the top to be set flush with the established ground surface grade.

Valve boxes shall be set truly vertical and so supported until sufficient backfill has been placed as to insure the vertical alignment of the box.

GATE VALVES This item shall include the furnishing and installation of the valves, excavation and backfill, disposal of excess excavated material, and all such other work as may be necessary for a complete installation ready for use. Valves shall be Class "A" valves as specified in Section LD for #150 working and 300# test pressure. They shall open by turning to the left, and shall be fitted with standard operating nut. Valves shall be Eddy Valve Co. or valve equal in every respect to the Eddy valves now in place, and approved in writing by the Owner in advance of ordering.

SPECIFICATIONS FOR WATER LINE EXTENSION

LEONARD SPRINGS 2nd ADDITION

A subdivision in Monroe County, Indiana.

Water Mains and Fittings

All cast iron pipe shall be mechanical joint, Class 150, centrifugal cast A.S.A. Specification A21.6 or A21.8 complete with rubber gaskets, follower rings and bolts, and otherwise in conformance with Section LA. Bell and spigot lead joints will not be permitted except at connections to existing mains.

All pipe and fittings shall be cement lined with bituminous seal coat in accordance with A.S.A. Specifications designation A21.4-1952.

All pipe shall be of 6 inch dimensions, and all fittings and hydrants shall be installed as indicated by the water main design superimposed on the accompanying plat of the subdivision.

Construction and Inspection:

Water line shall be constructed and installed in accordance with the requirements of and under the inspection of the Board of Works of the City of Bloomington, Indiana.

Water mains shall be sterilized by or under the supervision of an experienced professional chlorination technician retained by the Contractor. Chlorination shall be accomplished by the use of chlorine gas applied at a uniform rate throughout the treatment period and in conformance with the provisions of Section LA. At the end of the chlorine contact period there shall be a residual chlorine content of 25 p.p.m. If this is not attained, an additional chlorination shall be made before the main is flushed. The Contractor shall collect bacteriological samples and transport same to the City Water Department for analysis. Water for testing, chlorinating, and flushing the mains will be furnished to the Contractor by the City without charge to the Contractor. Test samples shall not be taken from hydrants, but from sampling bibs installed in corporation cocks in valve basins.

Submitted by

John T. Stapleton, Civil Engineer

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INSTRUCTIONS TO BIDDERS

Sealed proposals will be received by the Bloomington Development Co., Inc., of Monroe County, Indiana on the _____ day of _____, 1960, at _____ at which time the bids will be opened and read for the following described work:

STREETS

For the grading (which shall include the furnishing and placing of drainage pipes with concrete header walls); paving (which shall include the placing of base and asphalt pavement - all according to the road specifications and the plans and specifications covering this work) for the following streets in Park Ridge North in Section 35, T9N, R1W, named and described as follows: -Glenwood Avenue West from Morningside Drive to Long View Avenue; Long View Avenue from Glenwood Avenue West to Glenwood Avenue East; Glenwood Avenue East from Morningside Drive to Long View Avenue; Lexington Road from Morningside Drive to Long View Avenue; Concord Road from Morningside Drive to Long View Avenue.

SANITARY SEWERS

Construction of the following 8 inch sanitary sewers and 6 inch laterals to each lot according to the plans and specifications for Park Ridge North, named and described as follows: Glenwood Avenue West from Morningside Drive to Long View Avenue; Long View Avenue from Glenwood West to Glenwood East; Lexington Road from Morningside Drive to Long View Avenue; Concord Road from Morningside Drive to Long View Avenue; Glenwood Avenue East from Morningside Drive to Long View Avenue.

WATER MAINS

Placing _____ 6-inch water mains and fire plugs according to the requirements and restrictions of the City of Bloomington, Indiana; _____ Place T's and plug same at all street intersections where future lines will connect.

LOCATION AND SIZE OF MAINS

- 6" Main - Glenwood Avenue West - From Morningside Drive to Long View Avenue
- 6" Main - Long View Avenue - From Glenwood West to Glenwood East
- 6" Main - Lexington Road - From Morningside Drive to Long View Avenue
- 6" Main - Concord Road - From Morningside Drive to Long View Avenue
- 6" Main - Glenwood Avenue East - From Morningside Drive to Long View Avenue

KIND OF BIDS REQUESTED

- Lump Sum Bid for all street work
- Unit Bid - per foot for all street work, including unit bid per foot for drainage pipe
- Lump Sum Bid for all sanitary sewer work
- Unit Bid - per foot for all sanitary sewer work
- Lump Sum Bid for placing all water mains _____
- Unit Bid - per foot for placing 6" water mains _____

The Owners reserve the right to add to or deduct from the above volume of work at any time.

The bids will then be submitted to the Owners for examination and comparison, and on the completion of this examination, as to the amount of the different bids, and the character and sufficiency of the materials offered, the Owners will then, if it so elects or chooses, award on contract for the whole or part of the work and materials, to the lowest and best bidder, the Owners expressly reserve the right to reject any and all bids and to judge the character and sufficiency of the materials offered.

Permission will not be given for the withdrawal or notification of any bid or proposal after the same has been filed.

Instruction to Bidders (Cont.)

Each bid must be accompanied by a bond, executed by the bidder and surety satisfactory to the Owners in the sum of _____ percent of the aggregate amount of the bid or proposal; or the bidder may deposit with the Owners in lieu of such bond, a certified check on a solvent bank, payable to the Owners equal to the amount of the required bond. The certified check is required as a guarantee that, should the bid or proposal be accepted by the Owners, the bidder will, within ten (10) days from the time he is notified of the acceptance of same, enter into a contract with the Owners for the work and materials bid upon, and give bond with surety to be approved by the Owners, insuring faithful completion of the Contract or Contracts.

In case the bid or proposal is not accepted, the obligation of said bond shall be null and void and said certified check shall be returned to the bidder.

GENERAL SPECIFICATIONS

INTENTIONS

It is understood that the plans and specifications shall provide for a complete and finished improvement of the kind contemplated in every particular. The general specifications shall be used in connection with and be considered a part of all detailed specifications and the specifications shall be considered a part of the contract or obligations.

OWNERS

The word Owners as used in these specifications shall be understood as referring to Leroy Baker, E. Burritt Bryan, and Robert Snoddy of the Bloomington Development Co., Inc., at Bloomington, Indiana. All alterations that shall be proposed in connection with said construction shall only be recognized by a written change order bearing the signatures of at least two of the above named developers.

Whenever the word Contractor is used it shall be understood as referring to the person, firm or corporation who shall enter into an agreement to execute and perform the work, or any part thereof, as herein specified and contemplated or to the authorized representative of said person, firm or corporation.

INTERPRETATION OF SPECIFICATIONS

In case the plans or specifications are deficient in any part or not clearly expressed, bidders desiring to submit propositions shall apply to the proper officials before submitting their propositions. Bidders may examine for themselves the location of the proposed work and exercise their own judgment as to the nature and amount of work to be done. If it is found that anything has been omitted or mis-stated, which is necessary for the proper performance and completion of the work, or any part of the work contemplated herein, in accordance with the spirit of the plans and specifications, the contractor will be required to execute and perform the same as though fully and correctly stated, and the corrections of any error or omission shall not be deemed an addition to, alteration of, or deviation from the work herein stipulated, contemplated and contracted for.

DISAGREEMENTS

Should any discrepancies appear or misunderstandings arise as to the meaning of the contract or of the specifications, plans, profiles or drawings or as to the quality or quantity of the materials, or as to the proper execution of the work, or as to the measurements of valuations of any work to be executed under the contract, or as to the extras thereupon or deductions therefrom the same shall be determined by the owners and contractors.

STAKING OUT WORK

A. The work to be done under this contract will be staked out by the Engineer or his assistants. The Contractor shall give the Engineer twenty-four (24) hours' notice before requiring stakes to be set on any portion of the work.

B. He shall also give notice to all utility companies affected by his operations. Any work done contrary to the provisions of this section must be taken up and rebuilt immediately upon the order from the Engineer or the Supervising Developers. The Contractor must satisfy himself before starting the work as to the meaning and correctness of all stakes and marks and instructions as placed and given by the Engineer, and no claim will be entertained by the Supervising Developers for, or on account of, any illegal inaccuracies subsequently rendered necessary on account of inaccuracies on the part of the Contractor.

C. The Contractor will be held responsible for the preservation of all stakes and marks of all such stakes and marks in their proper positions, and in case any of them are lost or destroyed, he shall at once notify the Engineer and all expenses incurred by the Engineer in replacing the same shall be charged against the Contractor, and it shall be paid by the Contractor before completion and final acceptance of his work, except where the bank in front of the lot requires a slope that will not permit proper grading without stakes being moved. In this case, the contractor shall get permission from the owners to remove said stakes.

General Specifications

D. As the stakes and marks may not in all cases represent all the grades, lines and angles and change of surface in the finished work, the Contractor must be careful to see that they are taken in connection with the plan details, specifications and Engineer's directions, except when he may discover errors in the same, in which case he shall at once discontinue thereon until such errors are rectified and no claim shall be made or allowed on account thereof, or on any account of any delay occasioned on account thereof, or on any account of any delay occasioned thereby.

ASSISTANCE

The Contractor is to furnish the Engineer or any of his assistants with reasonable assistance which he or they may require at any time, to help in driving stakes or in laying out the work. He shall also furnish the said parties with all the required assistance to facilitate thorough inspection or culling over or removing of the work performed, or for any other purpose required in the discharge of their respective duties for which service no additional allowance will be made.

INSPECTION

The Engineer will make all inspection of the work and materials being placed, and any work done without the knowledge of the said Engineer may be condemned, and when so ordered shall be excavated, rebuilt or replaced at the Contractor's expense.

INCOMPETENT OR DISORDERLY PERSONS

The Owner together with the Engineer shall have the authority to order the removal from the work at any time of any superintendent, workman or other persons employed by the Contractor who shall refuse or neglect to obey the instructions of the Owner, or those of the Engineer or Inspectors in anything relating to the carrying out of the provisions of the intent of the provisions of the contract, and to order discharged from the work any drunken or disorderly, insolent, or otherwise disagreeable person, and the Contractor shall not again employ him on the work.

CONTRACTOR'S RISK

It is understood that the work embraced by these specifications and plans is to be done strictly at the Contractor's risk of all, and he is to assume completely the responsibility and risk of all damages to the work or property on the line of said work which may result from caving of streets and alleys, settling of the foundations of building or from any causes whatever connected with the construction of said work, or from any act of God, whether said damages or injuries occur during the progress of the work or during the period of guarantee.

PROTECTION

When in the opinion of the Engineer the weather may be such that it is deemed advisable to discontinue the work until further notice, the Contractor is required to place the work in proper condition for the accommodation and protection of the public and to protect the work in place from rain, snow, ice and frost.

MATERIALS

All materials furnished shall be of the best quality of the respective kinds named in the Contract and all materials shall be new and shall be subject to examination and approval by the Engineer at all times and the Engineer shall have the power to reject any defective or unsatisfactory material. If the Contractor shall refuse after reasonable time fixed by the Owners or agents, to remove or replace said rejected materials to the satisfaction of the Engineer and the Supervising Developers, the same may be removed and replaced by the Supervising Developers at the Contractor's expense.

General Specifications

PROTECTION TO PROPERTY

Materials delivered on the site of the work shall be neatly, safely and compactly piled in area directly and adjacent to the area being worked on, and not be within fifteen (15) feet of any fire hydrant or light standard. Shade trees and other improvement shall be protected from any damage. Injury to lawn or lawns, sidewalks, curbing, retaining walls or any other improvements shall be made good by the Contractor to the satisfaction of the Engineer and the Supervising Developers.

FACILITIES

The Contractor shall provide all necessary facilities, furnish all the materials and employ a sufficient number of competent men to carry on the work with dispatch.

SUPERINTENDENCE

The Contractor shall at all times have a competent foreman or authorized superintendent on the work to whom notices, instructions may be given; his name is to be given to the Engineer and Owners.

CONNECTION WITH OTHER WORK

It is understood that the completion on the contract under the agreement includes any and all work that may be necessary to connect the work done with the adjoining work in a reasonable manner, said reasonable manner to be determined by the Engineer. In case any of the work constructed under these specifications intersect any culverts, sewers, or drains, house connections, catch basins or other connections previously existing and still in use so much of the same as may in the opinion of the Engineer be necessary, shall be taken up and rebuilt, relaid or extended as the case may require so as to conform in a proper manner with the new work, without additional compensation, unless stated beforehand in the Contractor's bid. All old sewers or drains or culverts on or near the line of work that are rendered useless by the new construction must be taken out or filled solidly with earth well rammed as may be necessary.

BARRICADES

The Contractor shall place all necessary barricades and lights and shall use all due and proper precaution to prevent injury to any property and persons, and shall omit no reasonable precaution which will tend to the security of all persons or property.

DEBRIS

On completion of the work the Contractor must remove from the line of work and premises all surplus materials and all debris of every kind and description and he must restore to their former condition all public property and private property which may have become disturbed or damaged by reason of his work. If debris is moved to another location in the sub-division, it must be removed by the Contractor.

OBSTRUCTION AND OLD MATERIALS

The Contractor will be required to remove at his own expense any and all obstructions, filth or refuse, or fencing that may be encountered in the line of his work and which may be required to be taken out in order to construct the new work; also any rubbish, refuse or materials produced by such work. The materials in such obstructions will be considered the property of the Contractor, unless some articles are considered private property by the owners.

INDEMNITY

The Contractor shall keep and hold the Owners free and harmless from the payment of any and all damages, expenses, royalties, patent fees, and any sum of money whatever, by reason of any action, claims, demands or proceedings arising out of any infringement or alleged infringement, or the use of any patent or patented device, article, system or arrangement

General Specifications

that may be used by the Contractor in the execution of his work. The Contractor will also be required to indemnify and save harmless the Owners from any and all claims or actions of any kind or description made or damages received and sustained by any persons or by consequence of any neglect in guarding the same, or in any materials used or by or on account of any act of commission or omission of negligence of himself, his agent or persons in his employ.

AFFIDAVIT

Before the work is finally accepted by the Owners, the Contractor must file an affidavit with the Owners that said real estate is free of all liens concerning his work, that all work has been done in accordance with the plans and specifications to the best of his knowledge and belief.

GUARANTEE

The work called for by these plans and specifications shall be done in such substantial manner and with such materials and with such skill that no repairs will be required for a period of at least one (1) year after the completion of said work. The guarantee period shall date from the time of acceptance of said work by the Owners. The Contractor shall furnish a maintenance bond to cover the above mentioned guarantee.

ASSIGNMENT CONTRACT

The Contractor shall not assign or transfer the contract except upon approval of the Owners, but he may employ sub-contractors to do certain portions of the work, unless the Owners upon the report of the Engineer objects thereto. All Sub-Contractors shall be bonded.

BIDS

All sealed proposals shall be submitted to the Owners and shall state unit price bid for the different kinds of work called for in these specifications and in each case the bids shall cover the entire cost of the work completed and ready for use in every respect including the work that may be necessary to connect the work done with the work adjoining and the performance of all labor, the furnishing of all materials, the placing of them in place, the furnishing of all fixtures and machinery necessary for the proper performance of work and maintenance for the guarantee period shall be included in the price bids for the branch of work. The bidders shall further furnish with their bid all the necessary bonds, insurance and proper requirements required by the state laws and by the Owners.

CONSTRUCTION AND MAINTENANCE BOND

Within ten days after the successful bidder shall have been notified of the acceptance of his bid he shall file with the Owners an approved bond in the amount not less than 100 percent of the total contract price for the faithful performance and completion of his work according to the terms of his contract, said bond to be in full force and effect up to and including the final acceptance of the work, after which time it will cause to be operative subject to the Contractor filing with the Owners an approved maintenance bond of an amount equal to 100 percent of the cost of said improvement conditioned to guarantee the full and complete maintenance for the period mentioned elsewhere in these specifications.

TIME OF COMPLETION

The work under these specifications shall be commenced within ten (10) days from the date of the award of the contract, and shall be completed on or before the _____ day of _____, 1960, provided however, the Owners shall have the right to extend the time of completion of the work upon the application of the Contractor.

The time herein fixed for the completion of the contract shall be and is an essential element and consideration and for failure to complete the work at the time above named the Owners may at their option and as liquidated damages deduct from the contract price after the specified time for each and every day the work is delayed in completion any sum not to exceed fifty (\$50.00) dollars.

SPECIFICATIONS FOR STREET GRADING

EXCAVATION

This work shall include the removal and satisfactory disposal of all materials necessary for the preparation and construction of the road beds according to the plan, grades and cross section, as well as for making approaches to all streets, intersecting roads; also, dressing of back slopes from ditch line to street property lines.

GRADE

The roadway shall be graded to a smooth and true surface. All soft and spongy places not affording a firm foundation will be dug out and re-filled with good broken stone or gravel of the quality and size prescribed.

PREPARATION AND MAINTENANCE OF SUB-GRADE

The sub-grade shall be constructed to have as nearly as possible a uniform density throughout the entire width.

The roadbed shall be maintained in a well drained condition at all times during the construction period.

CHECKING OF SUB-GRADE

Portions of the subgrade which show ruts, depressions or other irregularities shall be corrected by trimming or by back-filling with earth or other suitable material. Back-filling with approved rock or gravel may be permitted by the Engineer. The gravel shall be deposited in layers, each layer to be covered with earth or other suitable material, and rolled until the voids are substantially filled. Any additional expense incurred shall be borne by the Contractor.

FILLING

When filling is done before a pavement is to be laid, earth shall be deposited in layers not more than six (6) inches thick and each layer thoroughly rolled with a roller weighing at least ten (10) tons. No logs, brush, stones or any foreign debris shall be used in the construction of any fill or fills.

INTERSECTIONS

The street and all street intersections shall be graded to the standard forms for the various width thereof.

APPROVAL OF GRADE

The placing of any road materials upon the subgrade prepared as herein before set forth will not be allowed until the Engineer has examined and approved the grade.

INJURY TO PIPE CONDUITS

The contractor will be required to pay the expense of replacing or repairing any sewer, water or gas pipe or conduits of any sort of their connections or appurtenances injured by him, unless the same shall have been left within the area to be covered by the pavement after due notice to the proper parties to remove the same.

AGGREGATES ON THE SUB-GRADE

Neither fine nor coarse aggregate shall be deposited upon the sub-grade before the sub-grade has been shaped, fine graded and brought to the true finish.

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CURVE (9)

$$\text{ANGLE} - 32-35 = \frac{32-34-60}{2} = 16-17-30$$

$$\text{TANGENT} = 33 \text{ Ft.}$$

$$\text{RADIUS} = 713.00'$$

Ratio $\frac{1}{2}$

DEF.	4-4-225
	8-8-45
	12-13-075
	16-17-36

$$\text{CHORD LENGTH} = 16.10 \text{ Ft.}$$

$$\text{MEASURE FOR LENGTH OF CURVE} = 63.9$$

(10)

$$\text{ANGLE} - 32-35 = 16-17-30$$

$$\text{RADIUS} = 63 \frac{1}{2} \text{ Ft.}$$

$$\text{TANG} = 18.40 \text{ Ft.}$$

DEF.

4-4-
8-8
12-13
16-17-30

$$\text{CHORD LENGTH} = 9.00 \text{ Ft.}$$

$$\text{CURVE LENGTH} = 35.71$$

$$\begin{array}{r} 31416 \\ 4 \overline{) 542480} \\ \underline{12} \\ 22 \\ \underline{20} \\ 20 \end{array} \quad 23.56$$

9
20

58.5
50
8.5

100
58.9
158.9
50
208.9
45
253.5

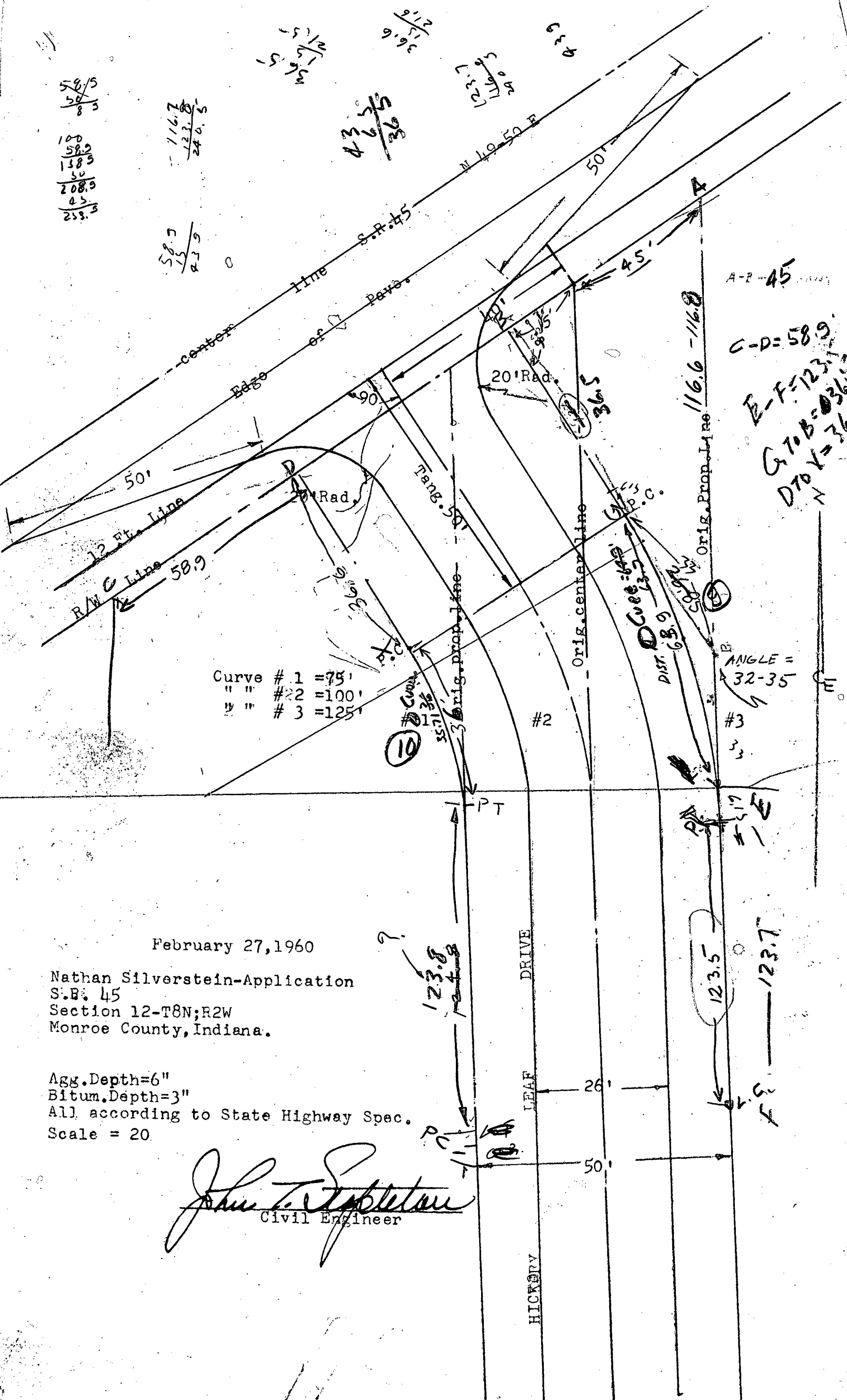
116.7
123.8
240.5

43.5
36
7.5

9.12
9.6
1.5

23.9
11.0
12.9

6.3
4



Curve # 1 = 75'
" " # 2 = 100'
" " # 3 = 125'

A-P = 45
C-D = 58.9
E-F = 123.5
G-H = 123.5
D-T = 123.5

ANGLE = 32-35

February 27, 1960

Nathan Silverstein-Application
S.B. 45
Section 12-T8N; R2W
Monroe County, Indiana.

Agg. Depth = 6"
Bitum. Depth = 3"
All according to State Highway Spec.
Scale = 20

John T. Silverstein
Civil Engineer

CURVE #2

ANGLE = $\frac{22-51}{2} = 11-25-30$

TANG. = 35 FT

RADIUS = 173.32

DEF. 2-51
5-42
8-33
11-25

LENGTH OF CURVE = 69.84

CHORD LENGTH = 17.3 FT

CURVE #3 ANGLE $\frac{22-51}{2} = 11-25-30$

RADIUS = 223.32 FT

TANG. = 47.70 FT

DEF. = 2-51
5-42
8-33
11-25

LENGTH OF CURVE = 88.97

CHORD LENGTH = 23.3 FT

CURVE #1 ANGLE = $\frac{35}{2} = 17-30$

TANG. = 30 FT, = 95.14

RADIUS = 95.14 FT

DEF. = 4-22
8-44
13-06
17-30

LEN. OF CURVE = 58.10

CHORD LEN = 14.48

CURVE #4 = ANGLE = $\frac{35}{2} = 17-30$

RADIUS = 45.14

TANG = 14.25 FT

DEF 4-22
8-44
13-06
17-30

LENGTH OF CURVE = 27.56

CHORD LEN. 6.88 FT

CURVE #6

ANGLE = $\frac{28}{2} = 14$

RADIUS = 120.3-50 = 70.3 FT

TANG. = 17.52 FT

DEF. = 3-30
7-00
10-30
14-100

CHORD LENGTH = 8.60 FT

LENGTH OF CURVE = 34.45

CURVE #8

ANGLE = $\frac{26-52}{2} = 13-26$

TANG. = 30.00

RADIUS = 125.58

DEF. = 3-21-30
6-43-00
10-04-30
13-26-00

CHORD LENGTH = 14.70 FT

0.742%

LEN. OF CURVE 58.86

CURVE #7

ANGLE = $\frac{26-52}{2} = 13-26$

RADIUS = 175.58

TANG. = 41.93 FT

DEF. = 3-21-30
6-43-00
10-04-30
13-26-00

CHORD LENGTH = 20.70 FT

0.742%

LEN. OF CURVE = 82.30 FT

(OVER) FOR CURVE #5

51
60
21-111
49520
35
247600
148560
1733200

(0.78%)

CURVE # 5-

ANGLE = 28°

TANG. = 30. (078'10")

RADIUS = 120.3

DEF - 3-30
7-00
10-30
14-00

CHORD LENGTH = 14.7

LENGTH OF CURVE = 58.96 FT.

LEONARD SPRINGS 1st ADDITION

A PART OF THE EAST HALF OF SECTION 12 - T8N, R2W
IN MONROE COUNTY, INDIANA. - SEE TRANSFER)

THENCE RUNNING N-0-31-WEST for 1173.2 \pm TO THE S. R/W LINE
OF S.E. #45; Thence Running N 55-55 E over & along the said
S. R/W line for S.E. #4 for a distance of 253.9 Ft; THENCE
RUNNING S 2-45 E for a distance of 240.5 ft; Thence
Running N 86 E for 90.5 ft; Thence run South 0-14 EAST
for 1081 Ft. \pm TO THE PLACE of Beg. Containing in all
8.22 Acres, more or less.

254

30

7620

23

22860

13290

1175260

8.46

18

828

LINE	DISTANCE	BEARING	LATITUDES		DEPARTURES	
			N	S	E	W
AB	306.50	WEST				306.50
BC	1173.20	N 10-31 W	1172.98			10.58
CD *	253.90	N 55-55 E N 55-30 E	142.36 139.76		214.27 205.40	
DE *	240.50	S 2-45 E		240.32	11.49	
EF	90.5	N 86 E	6.30		90.27	
FA	1081.00	S 0-14 E		1080.89	4.54	
			1321.84	1321.211	317.54	317.080
			1325.01	1321.21		

CITY OF BLOOMINGTON

THE CITY PLAN COMMISSION
BLOOMINGTON, INDIANA

April 18, 1961

To The Honorable Mayor and the
Board of Public Works and Safety
of Bloomington, Indiana

Gentlemen:

At the regular meeting of The City Plan Commission on April 13, 1961, the proposed plat of Leonard Springs Second Addition was presented for the consideration and recommendation of the commission with respect to the extension of city water service into said addition. The proposed addition is located on the east side of the Grandview School on State Road No. 45, about three (3) miles southwest of the city.

In the consideration of the proposed plat there were certain revisions made which are shown in red pencil on the attached plat. The commission also granted seven variances from the requirements of the "Municipal Code of the City of Bloomington, Indiana, 1957", as follows, to-wit:

1. A variance to waive the required sixty (60) foot street width (Sec. 24-7-b).
2. A variance to waive the required two-hundred (200) foot curve length (Sec. 24-10-c).
3. A variance to waive the required one-hundred (100) foot tangent between reverse curves (Sec. 24-11-b).
4. A variance to waive the required thirty (30) foot front set back for lots numbered 13 and 14 (Sec. 24-14-g).
5. A variance to waive the sub-section prohibiting butt lots (Sec. 24-14-g).
6. A variance to waive the city required street improvement in favor of the county standard street improvement (Sec. 24-17).
7. A variance to waive the required street trees (Sec. 24-22).

With these variances and revisions the proposed plat of Leonard Springs Second Addition was approved and the Commission recommends that the subdivider be permitted to extend city water into the proposed subdivision.

Respectfully submitted,

THE CITY PLAN COMMISSION

COPY

Marvard A. Clark, Secretary

STATE BOARD OF HEALTH
STATE OF INDIANA
INDIANAPOLIS 7



1330 WEST MICHIGAN STREET

INDIANA

...where we live
within our income!



Mr. John T. Stapleton, Engr.
County Court House
Bloomington, Indiana

STATE OF INDIANA

Address Reply to:

Indiana State Board of Health
1330 West Michigan Street
Indianapolis, Indiana



State Board of Health

May 31, 1961

Mr. Nathan L. Silverstein
1033 So. Ballantine Road
Bloomington, Indiana

Dear Sir:

Re: Water Main Extension for
Leonard Springs 2nd Addition
Bloomington Public Water Supply

You are hereby notified that the State Health Commissioner of the State of Indiana has, this 31st day of May, 1961, approved plans and specifications for a 6-inch main extension from State Road 45 approximately 1000 feet south through Hickory Leaf Drive in Leonard Springs 2nd Addition.

Plans and specifications were submitted on April 14, 1961, by John T. Stapleton, Registered Professional Engineer, of Bloomington.

Approval is issued on the condition that at least two successive sets of bacteriological samples collected at 24-hour intervals from the main will give satisfactory results before the water is used for human consumption.

It is understood this approval shall become void if construction is not started by June, 1962. Any fundamental changes in the plans and specifications affecting operation, supply, or public health must be submitted for review and approval by this Board.

Sincerely,

A. C. OFFUTT, M.D.
STATE HEALTH COMMISSIONER
INDIANA STATE BOARD OF HEALTH

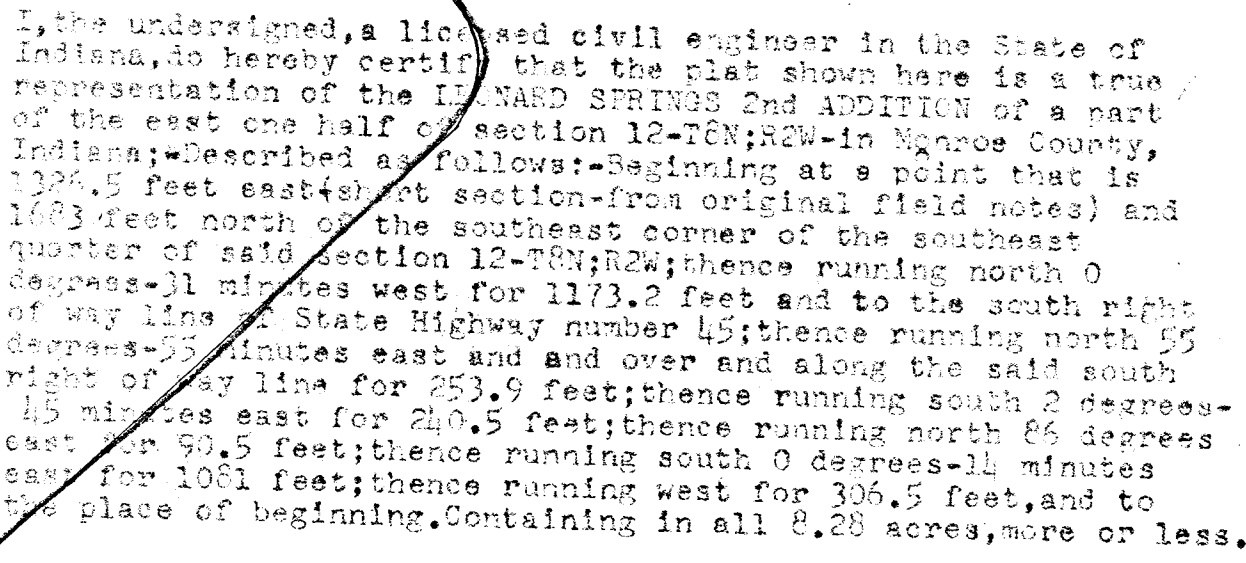
Approval WS-633

GGV/mt

cc: John T. Stapleton, Engr. ✓
Board Public Works & Safety
Attn: Paul M. Stutsman, City Engr.
Lester Thornton, W. W. Supt.

C. H. Canham, San. Engr.

50



Civil Engineer

USES--No lot, lots or parts thereof shall be used for business or commercial purposes. Except lots 13,14, and 2 which are hereby reserved for business or commercial use. No livestock or poultry shall be confined, pastured, fed or maintained on any lot in this addition. There shall be only one dwelling house on each lot in this addition. No out houses shall be erected or maintained on any lot in this addition. No house trailers will be permitted in this addition. No basement dwellings will be permitted in this addition.

DWELLINGS-No dwelling house costing less than \$10,000.00 dollars or having less than 900 square feet shall be erected in this addition.

BUILDING LINES-Shown on this plat are the various building lines, between which lines and the property lines of the street, no buildings, buildings or parts thereof shall be erected or maintained.

UTILITY STRIPS shown on this plat are the utility strips, that are hereby reserved for the use of public utilities, and on or over which no permanent structure, structures shall be erected or maintained. No utility pole shall be placed within three (3) feet of any lot corner. All lot corners shall be protected during the placing of any underground carrier.

The right to enforce these restrictions by injunction is hereby dedicated to the owners of the various lots in this addition.

1. The undersigned, the owners of the real estate described herein, hereby acknowledge the execution of this plat, the same to be known as the LEWIS SPRINGS AND ADDITION of a part of the east one half of section 12-26-28N-24E in Wayne County, Indiana, and hereby dedicate the same to the public.

STATE OF INDIANA ss
COUNTY OF MONROE

Personally appeared before me, a Notary Public in and for said County, this _____ day of _____ 1961

and acknowledge this execution of the instrument above for the purpose therein stated.

My Commission Expires _____ Notary Public _____

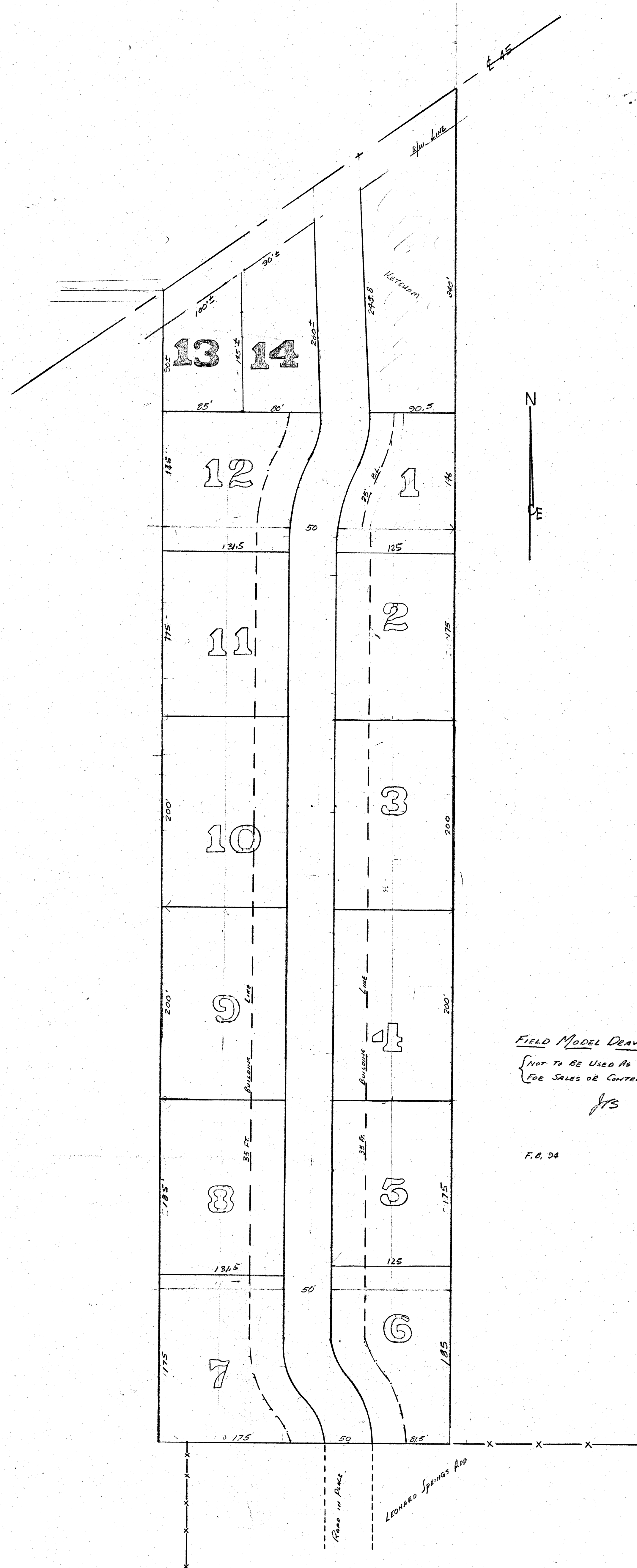
APPROVED-Monroe Co. Plan Commission

President

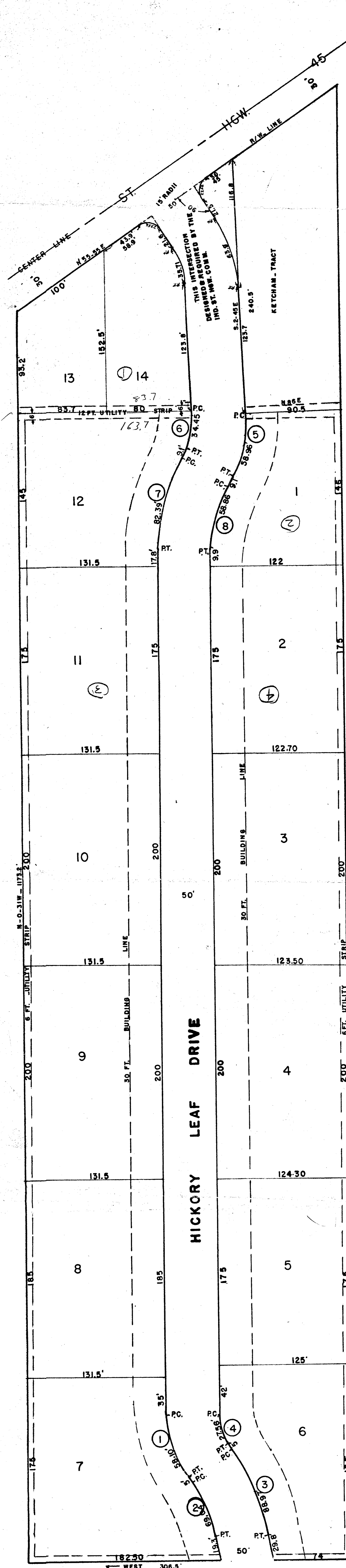
Secretary

LEONARD SPRINGS ADDITION

CURVE DATA			
NO.	ANGLE	TANG.	RADIUS
1	35.00	30'	95.14
2	22-51	35'	173.32
3	22-51	45.08	223.32
4	35.00	14.25	45.14
5	28-00	30-00	120.30
6	28-00	17.52	70.30
7	26.52	41.93	175.58
8	26-52	30'	125.58



LEONARD SPRINGS 2ND. ADD.



I, the undersigned, a licensed civil engineer in the State of Indiana, do hereby certify that the plat shown here is a true representation of the LEONARD SPRINGS 2nd ADDITION of a part of the east one half of section 12-78N;R2W-in Monroe County, Indiana; described as follows: Beginning at a point that is 1326.5 feet east (short section from original field notes) and 1683 feet north of the southeast corner of the southeast quarter of said section 12-78N;R2W; thence running north 0 degrees-31 minutes west for 1173.2 feet and to the south right of way line of State Highway number 45; thence running north 55 degrees-55 minutes east and over and along the said south right of way line for 253.9 feet; thence running south 2 degrees-45 minutes east for 240.5 feet; thence running north 86 degrees east for 90.5 feet; thence running south 0 degrees-11 minutes east for 1061 feet; thence running west for 306.5 feet, and to the place of beginning, containing in all 8.28 acres, more or less.

John T. Sefton
Civil Engineer

USES--No lot, lots or parts thereof shall be used for business or commercial purposes. Except lots 13, 14, and 2 which are hereby reserved for business or commercial use. No livestock or poultry shall be confined, pastured, fed or maintained on any lot in this addition. There shall be only one dwelling house to each lot in this addition. No out houses shall be erected or maintained on any lot in this addition. No house trailers will be permitted in this addition. No basement dwellings will be permitted in this addition.

DWELLINGS--No dwelling house costing less than \$10,000.00 dollars or having less than 900 square feet shall be erected in this addition.

BUILDING LINES--Shown on this plat are the various building lines, between which lines and the property lines of the street, no building, buildings or parts thereof shall be erected or maintained.

UTILITY STRIPS--Shown on this plat are the utility strips, that are hereby reserved for the use of public utilities, and on or over which no permanent structure, structures shall be erected or maintained. No utility pole shall be placed within three (3) feet of any lot corner. All lot corners shall be protected during the placing of any underground carrier.

The right to enforce these restrictions by injunction is hereby dedicated to the owners of the various lots in this addition.

We, the undersigned, the owners of the real estate described herein, hereby acknowledge the execution of this plat, the same to be known as the LEONARD SPRINGS 2nd ADDITION of a part of the east one half of section 12-78N;R2W-in Monroe County, Indiana, and hereby dedicate the street to the public.

Owners

STATE OF INDIANA ss
COUNTY OF MONROE

Personally appeared before me, a Notary Public in and for said County, this ____ day of ____ 1961

and

and acknowledge this execution of the instrument above for the purpose therein stated.

My Commission Expires _____ Notary Public

APPROVED: Monroe Co. Plan Commission

President
Secretary

LEONARD SPRINGS ADDITION

NO.	ANGLE	TANG.	RADIUS
1	35.00	30'	95.14
2	22-51	39'	173.32
3	22-51	45.08	223.32
4	35.00	14.25	45.14
5	28-00	30.00	120.30
6	28-00	17.52	70.30
7	26-52	41.95	175.58
8	26-52	30'	125.58
9	32-35	33'	113.00
10	32-35	18.40	63.00

